



**P R A X I S**  
architects inc.

## Rockland Redevelopment

401–1245 Esquimalt Road, Victoria, B.C. V9A 3P2  
Ph. (250) 475-2702  
Fax (250) 475-2701

City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

July 31, 2019

*Amended April 17, 2020 (italicized text)*

RE: 1114 ROCKLAND AVENUE - REZONING APPLICATION

Dear Mayor and Council,

According to the current Official Community Plan, the Urban Place Designation for this site is Core Residential which permits buildings up to approximately 6 storeys south of Meares Street and east of Cook Street with total floor space ratios ranging from 2:1 up to 3.5:1. The property is currently zoned R-3 A1: Low Profile Multiple Dwelling District which identifies a maximum of 3 storeys and a density of 1:1. We are proposing a new comprehensive development zone to allow for increased density and increased height.

The proposed project at 1114 Rockland Avenue will be a new market multiple residential building with 22 units in a combination of 1 and 2 bedroom suites. The building will be 5 storeys, plus access to a roof deck with a proposed density of approximately 2:1.

Following is a list of detailed information about the proposal as outlined in the Rezoning Information package:

### GOVERNMENT POLICIES:

#### • OCP + Neighbourhood Precinct

##### **Urban Place Designations (Map 2) – Core Residential**

- Buildings up to approx. 6 storeys south of Meares Street and east of Cook Street
- Place Character features include 3 – 5 storey building facades defining the street with upper storeys set back above.
- Off-street parking structured, underground or located at the rear
- Diverse housing types including low, mid and high-rise multi-unit residential and mixed use are envisioned for this area.
- Total floor space ratios ranging from 2:1 up to 3.5:1 are permitted for the areas east of Cook Street and south of Meares Street.

##### **30 Year Growth Management Concept (Figure 3)**

- Site is located within the Urban Core which is expected to see 50% of the population growth (10000ppl)

##### **Regional Growth Strategy**

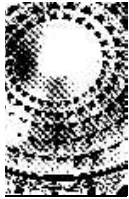
- Keep urban settlement compact
- Improve housing affordability (starting in low \$300K incl GST)

##### **Fairfield Strategic Directions (Map 21)**

- Maintain neighbourhood population to support viability of community and commercial services and schools

##### **Climate Change and Energy**

- Based on information contained in the City of Victoria's Climate Leadership Plan, in 2017, 50% of Victoria's greenhouse gas emissions came from buildings and 40% came from transportation
- In order to potentially reduce the impact from building emissions, we must design and build well by embracing these principles:
  - use high performing durable and resilient materials to protect building envelope
  - ensure building is airtight to reduce heat loss and energy demand



- minimize thermal bridging
- ensure insulation is adequate and continuous as possible
- consider ductless dryers to reduce air leakage and heat loss
- TDM Measures can contribute toward lower parking demand and potentially reduce the impact from transportation emissions. Some measures that are proposed for this project :
  - Subsidized Transit Passes
  - Car Share Membership & Credit
  - Additional Secured Resident Bicycle Storage & Bike Maintenance Station
  - Marketing & Promotions
- All parking stalls will be “energized” for EV

#### **PROJECT BENEFITS AND AMENITIES:**

- Supply of desperately needed housing in a variety of unit types
- Improvements to streetscape – enhanced boulevard, street trees and front yard landscaping
- Roof top deck, including planters for residents, providing habitat for pollinators
- *the Developer will provide two (2) Affordable Ownership Units (below market housing) through a covenant with the City of Victoria and the CRD to be administered by Capital Regional District (approximate value of \$70,000)*
- *Under the Inclusionary Housing and Community Amenity Policy, the Developer will contribute a total of \$144,021.20 in Community Amenity Contributions (both level A and B apply to this application).*
- *As part of Traffic Demand Management strategy, the Developer will be supplying MODO care share membership to every housing unit and will be providing 1year transit passes to all residents. (Approximate value of \$40,000)*

#### **NEED AND DEMAND:**

- In order to help support expected population growth, the property needs to be rezoned to allow for greater density.

#### **NEIGHBOURHOOD:**

- appropriate scale within the context of adjacent buildigs
- with the exception of the 3 properties on Cook Street, the site is entirely surrounded by multi-residential
- Rockland is a designated greenway (Map 9) – the proposal is helping to enhance the street edge by providing new street trees and front yard landscaping.

#### **IMPACTS:**

- We feel the development will improve the existing neighbourhood by adding much needed housing stock, as well as providing a positive and meaningful connection to the street edge
- The development will have an obvious impact primarily on the neighbour to the north at 1137 Meares Street. Views have been oriented towards east and west in order to maintain privacy as much as possible, and the top floor has been set back from the levels below. The developer and the architect met with the residents of 1137 Meares Street on 24, 2019, prior to the Neighbourhood Meeting that was scheduled for June 27, 2019. As a result of this meeting and comments received by the residents, two units that are at the north end of the building were modified so that their decks and views were also oriented to the east and west, and winows on the north elevation have been minimized.

#### **SAFETY AND SECURITY:**

- CPTED – Crime Prevention Through Environmental Design (5 key principles)
  - Natural Surveillance – maximize visibility to be able to identify suspicious behaviour
  - Territorial Reinforcement – clear distinction between public and private areas
  - Natural Access Control – discourage access to private areas



- Maintenance – appropriate care of property for continued intended use
- Activity Support – engage and interact on property as appropriate to discourage criminal acts

**TRANSPORTATION:**

• Requesting parking supply variance of 4 (total = 13 incl. 2 for visitor) as outlined in the Parking Supply and Transportation Demand Management (TDM) Review prepared by Bunt & Associates dated December 21, 2018 (included with this application). TDM Measures as follows:

- Subsidized Transit Passes
- Marketing & Promotions
- Car Share Membership & Credit
- Additional Secured Resident Bicycle Storage & Bike Maintenance Station

• All parking stalls will be “energized” for EV

**HERITAGE:**

- Respectfully acknowledging the neighbouring properties at 1005 and 1009 Cook Street by avoiding mimicry
- These properties are zoned C-1: Limited Commercial District and contain a number of small business / service occupancy types.
- There are no other notable heritage buildings along this part of the street

**GREEN BUILDING FEATURES:**

- Rating System: Built Green or better / BC Energy Step Code as applicable
- Building Retention and Reuse: the property is quite derelict at the moment – it will be a great improvement for the neighbourhood to have something more vibrant
- Transportation: subsidized bus passes, car share vehicle + memberships provided; double req'd long term bike parking provided; all parking stalls will be “energized” for EV
- Energy Efficiency: BC Energy Step Code compliant; high performance building envelope; resilient exterior finishes; minimize thermal bridging and air leakage
- Renewable Energy: solar hot water / PV panels
- Water: water conservation measures – low flow fixtures will be included; developer is reviewing the possibility of collecting water for irrigation
- Site Permeability: unit pavers will be considered for entry walkway as well as a bioswale where feasible.
- Landscaping and Urban Forest: no trees will be removed from site (exist. trees are either on property line or adjacent property); additional trees will be added
- Urban Agriculture: there will be planters on the roof for resident use, also providing habitat for pollinators

**EXISTING INFRASTRUCTURE**

- there are existing services and sidewalk on the property frontage
- community / recreation services are within 2 blocks

If additional information or explanation is required, please do not hesitate to request.  
Otherwise, we trust the above is sufficient for submission requirements.

Sincerely,

Heather Spinney, Architect AIBC, Certified Passive House Designer  
Principal, Praxis Architects Inc.